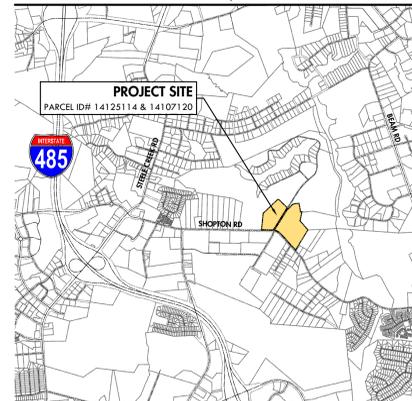


VICINITY MAP SCALE: 1" = 2,500'



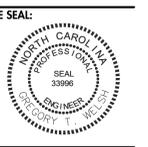
SITE DEVELOPMENT TABLE

PROJECT NAME:	GAFFNEY PROPERTY
PETITION NO.:	# 2020-
PETITIONER:	EASTGROUP PROPERTIES, INC
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±38.33 ACRES
TAX PARCEL NUMBERS:	14107120, 14125114
PROPOSED ZONING:	I-1 (CD)
CURRENT ZONING:	R-3
OVERLAY DISTRICT:	AIRPORT NOISE OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.)
MAXIMUM GFA:	550,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	CENTRAL CATAWBA
FEMA INFORMATION:	MAP NO. 3710451200K & 3710452200K MAP DATES: 9/2/2015 FLOOD ZONE: X

DEVELOPMENT STANDARDS

REZONING PETITION 2020 -
SEPTEMBER 17, 2020

1. GENERAL PROVISIONS
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTGROUP PROPERTIES (THE "PETITIONER") FOR AN APPROXIMATELY 38.33 ACRE SITE LOCATED ON THE NORTH SIDE OF SHOPTON ROAD AT THE INTERSECTION OF SHOPTON ROAD AND PINECREST DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 141-251-14 AND 141-071-20.
 - B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
 - E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
 - A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-1 ZONING DISTRICT.
 - B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:
 - (1) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
 - (2) AUTOMOTIVE REPAIR GARAGES.
 - (3) AUTOMOTIVE SERVICE STATIONS.
 - (4) BARBER AND BEAUTY SHOPS.
 - (5) FINANCIAL INSTITUTIONS.
 - (6) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
 - (7) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
 - (8) ADULT ESTABLISHMENTS.
 - C. A MAXIMUM OF 4 PRINCIPAL BUILDINGS MAY BE DEVELOPED ON THE SITE.
 - D. A TOTAL MAXIMUM OF 550,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
 - E. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 550,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, A MAXIMUM OF 15 PERCENT OF SUCH ALLOWABLE GROSS FLOOR AREA, OR 82,500 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.
 - F. ALL BUILDINGS AND PARKING AREAS ON THE SITE SHALL BE LOCATED IN THE BUILDING AND PARKING ENVELOPE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
3. TRANSPORTATION
 - A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NC DOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. ARCHITECTURAL STANDARDS
 - A. BUILDING ENTRANCES WILL BE ARCHITECTURALLY DIFFERENTIATED USING ELEMENTS SUCH AS CANOPIES, TRANSPARENT GLASS AND OTHER ELEMENTS.
5. STREETScape/BUFFERS
 - A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
 - B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
6. ENVIRONMENTAL FEATURES
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
 - B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
 - C. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



GAFFNEY PROPERTY
REZONING PETITION NUMBER 2020-
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, INC.
REZONING PLAN

REVISIONS:
ENGINEER: GTW
DRAWN BY: EBT
CHECKED BY: LB
PROJECT #: 020.031
SHEET
RZ-1
SHEET 1 OF 1

